



AGENDA

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Eric Meyer, 3rd District
Jim Harrison, 4th District
Don Campbell, 5th District

MEETING DATE: Thursday, November 12, 2015

MEETING LOCATION AND SCHEDULE

Regular Planning Commission meetings are held in the Board of Supervisors Chambers, County Government Center, 1055 Monterey Street, Room D170, San Luis Obispo, on the second and fourth Thursdays of each month. Regular Adjourned Meetings are held when deemed necessary. The Regular Meeting schedule is as follows:

Meeting Begins	.	9:00 a.m.
Morning Recess	10:30 a.m.	10:45 a.m.
Noon Recess	12:00 p.m.	1:30 p.m.
Afternoon Recess	3:15 p.m.	3:30 p.m.

ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. HEARINGS GENERALLY PROCEED IN THE ORDER LISTED, UNLESS CHANGED BY THE PLANNING COMMISSION AT THE MEETING.

ROLL CALL

FLAG SALUTE

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Commission on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

PLANNING STAFF UPDATES

2. This is the time set for Planning Staff updates.
3. Study Session on General Plan Annual Progress Report for Fiscal Year 2014-15.

CONSENT AGENDA:

4. A request for a first time extension by **FILIPPONI FAMILY LIMITED PARTNERSHIP** for Vesting Tentative Tract Map 2768 to subdivide an existing 2.0 acre parcel into 9 parcels ranging from 6,000 to 10,550 square feet each for the purpose of sale and/or development. The project includes off-site road improvements to Las Tablas Road. The project will result in the disturbance of the entire 2 acre site. The division will extend Martin Road onto the property and connect it to Las Tablas Road. The proposed project is within the Residential Multi Family land use category and is located at 604 Las Tablas Road approximately 750 feet east of Highway 101 in the community of Templeton. The site is in the Salinas River Sub Area in the North County Planning Area. A Negative Declaration was approved by the Board of Supervisors on December 19, 2006.

County File Number: SUB2005-00091
Supervisory District: 1
Project Manager: Jo Manson

Assessor Parcel Number: 041-011-009
Date Accepted: Not Applicable
Recommend: Approval

5. A request for a second time extension by **KAREN LEE HAYNES** for Vesting Tentative Tract Map 2574 to subdivide an existing 19.2 acre parcel into seven parcels of between 3.15 and 2.50 acres each, for the sale and/or development of each proposed parcel. The proposed project is within the Residential Suburban land use category and is located at the northeast corner of Badger Canyon Lane and Fox Canyon Lane, west of Corbett Canyon Road, approximately 1 mile north of the City of Arroyo Grande. The site is in the San Luis Bay Sub Area in the South County planning area. A revised mitigated Negative Declaration was approved by the Board of Supervisors on September 27, 2005.

County File Number: S030062T
Supervisory District: 3
Project Manager: Jo Manson

Assessor Parcel Number: 044-501-004
Date Accepted: Not Applicable
Recommend: Approval

6. **GENERAL PLAN CONFORMITY REPORT** – the Planning Director has issued the following General Plan conformity report. This is a notice of a completed conformity report to the Planning Commission as required by Section B, Chapter 7 of Framework for Planning, Part 1 of the county Land Use Element, and is being provided for public information only. No action need be taken by the Planning Commission except to Receive and File the report. The decision to issue a General Plan conformity report is solely at the discretion of the Planning Director, although appeals of the Planning Director's determination may be made in accordance with the provisions of the Land Use Ordinance.

Notice of determination of conformity with the General Plan for the vacation of Whitby Street (a paper street) between Langton and Romney Drive located approximately 425 feet north of the intersections of Ardath and Romney Drive and Ardath Drive and Langton Street. The request is in response to an application submitted by Earl and Janet Moon, owners of the properties on either side of Whitby Street. The project site is located in the Residential Single Family land use category within the community of Cambria in the North Coast Planning Area.

County File Number: DTM2015-00003
Supervisory District: 2
Project Manager: Megan Martin

Assessor Parcel Number: NA
Date Accepted: October 29, 2015
Recommend: Receive and file

7. Notice of determination of conformity with the General Plan for the abandonment of the northwesterly end (an approximately 350-foot segment) of Old Creamery Road, located about 430 feet northwest of Harmony Valley Road in the town of Harmony. The project site is located in the Commercial Retail land use category within Rural North Coast Planning Area.

County File Number: DTM2015-00004
Supervisory District: 2
Project Manager: Airlin M. Singewald

Assessor Parcel Number: N/A
Determination Date: October 29, 2015
Recommend: Receive and File

HEARINGS: (Advertised for 9:00 a.m.)

8. Hearing to consider a request by the **LOS OSOS COMMUNITY SERVICES DISTRICT (LOCSD)** for a Development Plan/Coastal Development Permit to allow for the construction of a new upper-aquifer well, skid-mounted ion-exchange unit (nitrate removal facility), and related infrastructure. The project also involves the demolition of an existing well house and construction of a new 600 square-foot metal building to house the existing 8th Street lower-aquifer well, proposed upper-aquifer well, and proposed nitrate removal facility. The proposed project will help reduce seawater intrusion in the Los Osos Groundwater Basin by allowing for reductions in lower-aquifer pumping. The proposed project will result in approximately 1,200 square feet of site disturbance on a 0.5-acre parcel in the Residential Single Family land use category. The project is located at 953 El Morro Avenue, at the southeast corner of the intersection of 8th Street and El Moro Avenue, in the community of Los Osos. The site is in the Estero planning area. Also to be considered is the Mitigated Negative Declaration adopted on May 7, 2015, prepared by the Los Osos Community Services District acting as Lead Agency.

County File Number: DRC2015-00014
Supervisory District: 2
Project Manager: Airlin M. Singewald

Assessor Parcel Number: 038-291-039
Date Accepted: October 7, 2015
Recommend: Approval

9. Continued hearing to consider a request by **FREEPORT-MCMORAN OIL & GAS** for a Conditional Use Permit (CUP) to amend the previous CUP to extend the amount of time allowed to drill the previously approved Phase IV oil wells (D010386D). This request would extend the current limit for an additional 3 years for approximately 31 oil wells not yet installed. The project is located at 1821 Price Canyon Road (San Luis Obispo) on the east and west sides of Price Canyon Road, approximately 2.7 miles north of the City of Pismo Beach, in the San Luis Bay Inland sub area South, South County planning area. The Environmental Coordinator found that the previously certified Final Environmental Impact Report (FEIR) is adequate for the purposes of compliance with CEQA. CONTINUED FROM 9/10/15 & 10/22/15.

County File Number: D010386D
Supervisory District: 3
Project Manager: John McKenzie

Assessor Parcel Number: 044-201-002, 044-241-001
Date Accepted: June 3, 2015
Recommend: Approval

ADJOURNMENT

ESTIMATED TIME OF ADJOURNMENT: 5:00 PM

RAMONA HEDGES, SECRETARY
COUNTY PLANNING COMMISSION

PUBLIC RECORDS ACT

Supplemental correspondence and other materials for open session agenda items that are distributed to the Planning Commission within 72 hours preceding the Planning Commission meeting are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Planning Commission during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 12 extra copies of documents that they intend to submit to the Planning Commission during a meeting so that those extra copies can be immediately distributed to all members of the Planning Commission, County staff, and other members of the public who desire copies.

RULES FOR PRESENTING TESTIMONY

Planning Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present testimony must observe the following rules:

1. When you come to the podium, first identify yourself and please state your area of residence. Commission meetings are tape recorded and this information is needed for the record.
2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Keep your testimony brief and to the point. Talk about the proposal and not about individuals involved. On occasion, the Chair may be required to place time limits on testimony; in those cases proposal description/clarification will be limited to 12 - 15 minutes, individual testimony to 3 minutes, and speakers representing organized groups to 5 minutes. Focus testimony on the most important parts of the proposal; do not repeat points made by others. And, please, no applauding during testimony.
4. Written testimony is acceptable. Letters are most effective when presented at least a week in advance of the hearing. Mail should be directed to the Planning Department, attention: Planning Commission Secretary. However, email correspondence is most effective when sent up to 24 hours in advance of the hearing. Email should be directed to RHedges@co.slo.ca.us. Do not include personal information such as address and telephone numbers.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Commission decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

HEARING IMPAIRED: There are devices for the hearing impaired available upon request.

COPIES OF VIDEO, CD: You may obtain copies of the Video Recording through AGP Video at 805-772-2715, for a fee. Copies of the CD of the proceedings are available at the Department of Planning and Building, for a fee.

ON THE INTERNET

This agenda and associated staff reports may be found on the internet at: <http://www.slocounty.ca.gov/planning.htm> under Quicklinks, Meeting Agendas. For further information, please call (805) 781-5612.